

**SANSOME  
&GEORGE**

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**28 Kendal Gardens, Basingstoke, Hampshire, RG22 5HD**

**OIEO £100,000    Leasehold**

SANSOME & GEORGE - 360 VIRTUAL TOUR - One-bedroom over 55's ground floor RETIREMENT apartment located in Basingstoke. This charming property boasts a spacious reception room with sliding patio door to front patio area, perfect for entertaining guests or relaxing. The apartment features a modern kitchen and shower room.

One of the highlights of this property is its patio, ideal for enjoying a morning coffee. Situated in a convenient location, close to local amenities, shops, and transport links, this apartment offers a perfect blend of comfort and practicality.

Ideal for a couple or a single person, this apartment provides a peaceful retreat from the hustle and bustle of city life. Don't miss this opportunity to own a stylish and contemporary home in a sought-after location. Contact us today to arrange a viewing.

EPC EER - C

Council Tax Band - C

Council - Basingstoke & Deane

Lease Start Date 02/07/1987

Lease Term Remaining 60 years

Lease Term 99 years from 1 September 1986

Service Charge £2558.55 pa - too include: Water rates

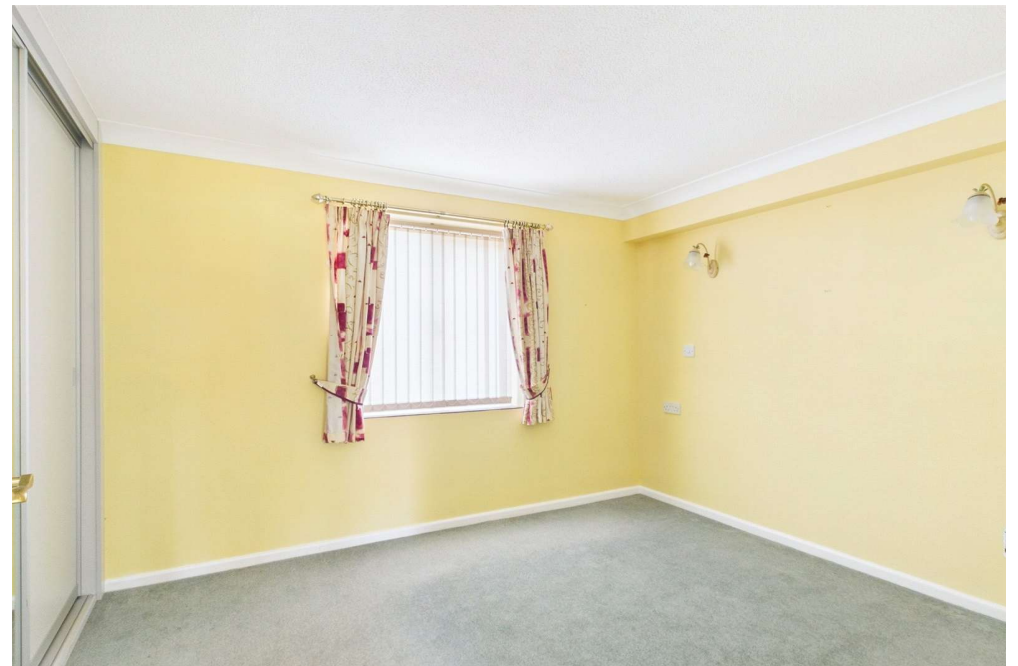
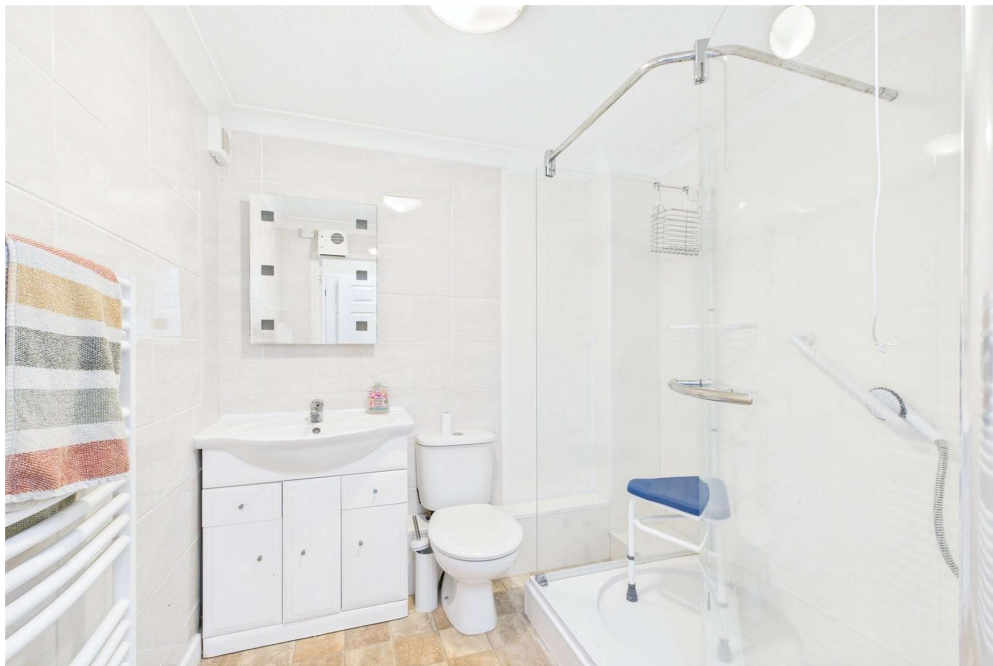
Cleaning of windows and gutters, 24/7 Careline support On-site warden, building insurance.

Ground rent - £353.80 pa

The above information may be subject to change during the transaction period.

- 1 Bedroom Retirement property
- Over 55's only
- Entrance Porch
- Lounge
- Kitchen
- Bedroom
- Shower room
- No onward chain







**Approximate total area<sup>(1)</sup>**

446.29 ft<sup>2</sup>

**Reduced headroom**

15.68 ft<sup>2</sup>

(1) Excluding balconies and terraces

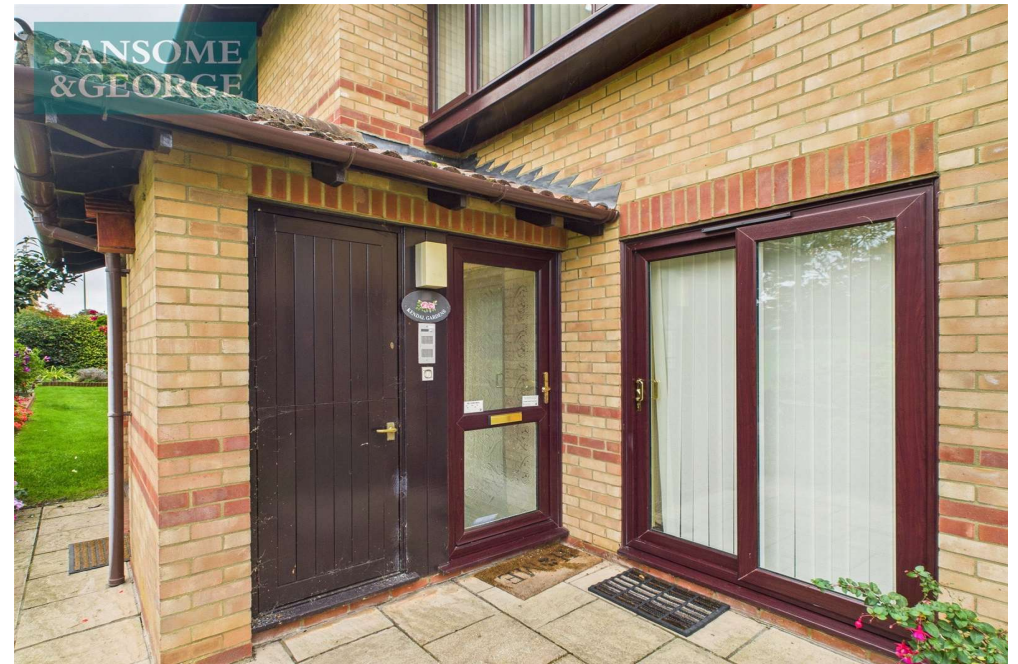
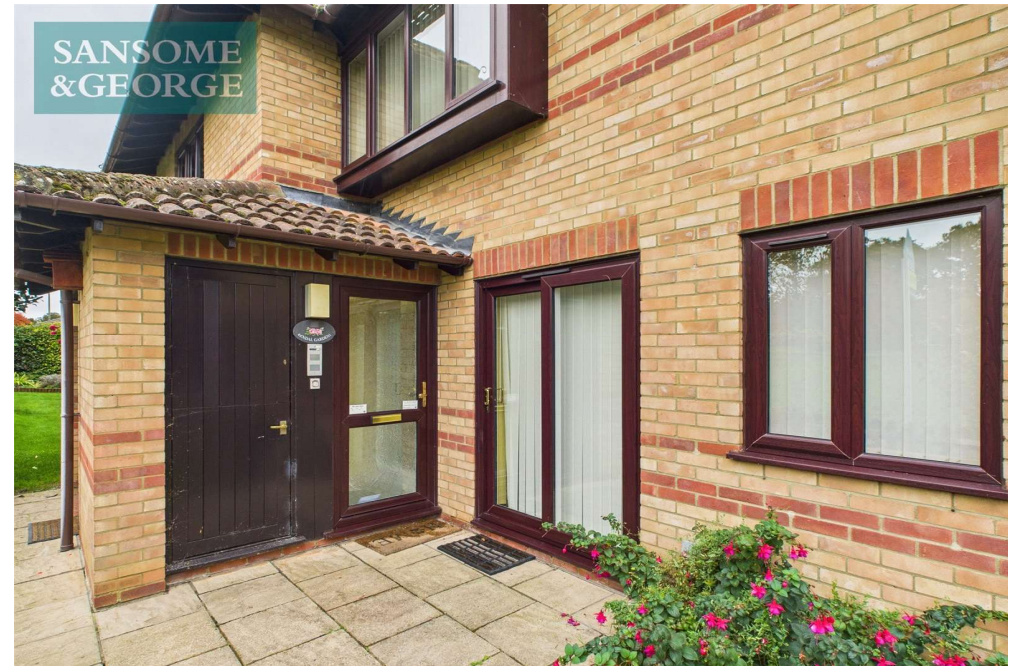
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

## Sansome and George - Basingstoke

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

**Anti-Money Laundering Statement:** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £80 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.